

# Kensington Around Town Nov/Dec 2021



## Support Small Businesses

**Saturday, November 27**

Local Kensington businesses need your support.



## Upcoming Events

**Kensington Dog Parade**  
Saturday, Nov 13 • 10-11:30am

**Tribute 21 Gala**  
Saturday, Nov 13 • 6:30pm

**Thanksgiving Town Dance**  
Wednesday, Nov 24 • 7-11pm

**Shop Small Saturday**  
Saturday, Nov 27 • All day!

**Annual Menorah Lighting**  
Sunday, Nov 28 • 5-6pm

**Light Up KTown Ceremony**  
Friday, Dec 3 • 6-8pm

**British Players present  
'The Wizard of Oz'**  
December 3 to January 8

**Annual Christmas Tree Lighting**  
Sunday, Dec 5 • 5:30-6:30pm

**Town Council Meeting**  
Monday, Dec 13 • 7pm

**Carolling Around the Fountain**  
Thursday, Dec 23 • 7-8pm

## The Town of Kensington

**& KTown Ladies**

invite you to

**Light  
UP  
KTOWN**

**Friday, December 3, 2021 • 6-8 PM**

**Howard Avenue Park | 3716 Howard Avenue**

Please join us for the lighting ceremony, hot drinks and custom keepsake mugs, fire pit s'mores, and the announcement of the house decorating contest....you won't want to miss it!

### Outdoor Business & Home Decorating Awards

Enter to win the Griswold, Winter Wonderland, It's A Wonderful Life or Traffic Stopper awards! @KTownLadies.org



For more information about Light Up KTown go to:

[KTownLadies.org](https://ktownladies.org)

[KTownLadiesGuild](https://ktownladiesguild.org)   [@ktownladies](https://www.instagram.com/ktownladies)

[TOK.md.gov/events-calendar/  
inaugural-light-up-ktown-ceremony](https://TOK.md.gov/events-calendar/inaugural-light-up-ktown-ceremony)

[Visit TOK.md.gov/Events](https://VisitTOK.md.gov/Events)

# Fall Leaf Pick-up Schedule

The Town will begin its annual leaf collection Monday, November 8 and it runs through Monday, December 6. There are no scheduled collection zones, as the Public Works Crew will monitor each street on a daily basis.

Gather leaves inside the curb as shown.

Please do not include grass clippings, mulch, twigs, or small branches within leaf piles, as this may damage our leaf vacuum. If your leaf pile contains any materials besides leaves, the Crew will not collect your pile, and you will be responsible for bagging the leaves on your own.



## Town Council Summary



### October 18, 2021 Town Council Meeting (held by Zoom Video Conferencing)

- Approved the Closed Session Minutes of July 19, 2021.
- Approved the Closed Session Minutes of August 30, 2021.
- Approved the Town Meeting Minutes of September 13, 2021.
- Acknowledged that Mayor Furman signed a letter from the Community Coalition on County Redistricting requesting that the down-County municipalities remain within a single County Council District.
- Approved Resolution No. R-14-2021, as Amended – A Resolution to accept the proposal from AS Creative Services for certain improvements to the Town of Kensington website.
- Approved Resolution No. R-15-2021, as Amended – A Resolution to accept the proposal from McLean Controls, Inc., for the replacement and installation of controls for a Carrier VVT system at Town Hall.
- Approved Resolution No. R-16-2021, as Amended - A Resolution to accept the proposal from Chamberlin-Washington, Inc., for the repointing of the brick parapet at Town Hall.
- Approved Resolution No. R-17-2021 - A Resolution to accept the bid proposal from Contracting Specialists Incorporated for the repair of the veranda and parapet at the Kensington Town Hall.

## Building & Town Permits

Please be reminded that both a Town and County permit are needed for any interior or exterior structural changes, with the exception of landscaping and general repairs. Historic District properties will also require a Historic Area Work Permit (HAWP). Please contact the Town staff at 301-949-2424 with any questions.

10718 St. Paul Street - Dumpster  
3507 Farragut Avenue - Addition  
10112 Kensington Parkway - Solar Panels  
10801 Connecticut Avenue - Utility

Kaiser Place - Washington Gas  
10609 Wheatley Street - Addition  
3703 Dupont Avenue - Dumpster  
3704 Farragut Avenue - Dumpster  
3607 Perry Avenue - Addition and Dumpster  
3604 Perry Avenue - Apron and Driveway  
3709 Farragut Avenue - Basement  
3507 Farragut Avenue - Dumpster  
3510 Dupont Avenue - Fence  
3604 Perry Avenue - Fence





## Positive Steps Towards Pedestrian and Bicycling Access and Safety in Kensington

The Maryland Department of Transportation State Highway Administration (MDOT SHA) recently announced that the Town of Kensington has been chosen for State Bicycling and Pedestrian Priority (BPPA) designation.

This designation corresponds geographically with the boundaries of Montgomery County's BPPA for the Town of Kensington (see insert), and will facilitate collaboration between the Town, County, and State in the identification and implementation of bicycle and pedestrian improvements within the BPPA. Importantly, gaining BPPA recognition from MDOT SHA will lead to:

- Planning bicycle and pedestrian infrastructure improvements and additions, together with residents' input and existing land-use/master plans;
- Identifying roadway improvements that align with State and local bicycle and pedestrian planning; and
- Estimating construction costs for proposed bicycle and pedestrian improvements.

## Connecticut Corridor Study – A Key Factor in the Kensington BPPA

As a next step in the BPPA process, the Town will work with MDOT SHA, Montgomery County, and other key stakeholders to develop a Bicycle and Pedestrian Priority Area Plan. One important input into this Plan is a soon-to-be-initiated study on the development of alternative visions for transforming the Connecticut Avenue corridor in Kensington.

The goal of the study is to deliver concrete and innovative improvements in pedestrian and bicycling access and safety, as well as improved connectivity throughout the Town. The analysis and design options are expected to also cover areas that intersect with Connecticut Avenue: Knowles Avenue, Plyers Mill Road/Metropolitan Avenue, and University Boulevard.

Funding for this study is being provided by the Metropolitan Washington Council of Governments (COG) Transportation Land Use Connections (TLC) program. The Town partnered with the Montgomery County Department of Transportation (MCDOT) to apply for and win the grant, and Mead & Hunt was just announced as the consulting firm selected to carry out the study.

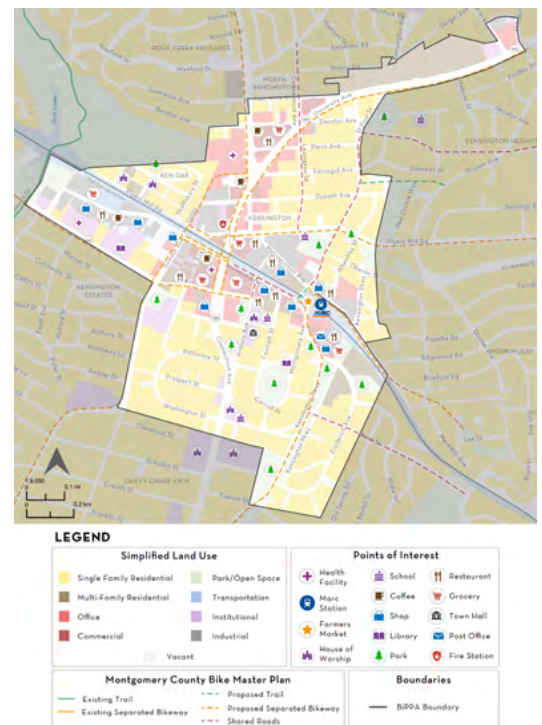
## Feedback and Public Engagement

Both the COG TLC grant study and the BPPA Plan are designed to be highly participatory. The TLC process will start later this calendar year with a public kick-off meeting, and there will be several other opportunities for public input and community feedback along the way. The work is slated for completion in mid-2022, and again, is expected to play a significant role in shaping the BPPA Plan.

The BPPA designation and TLC grant were secured through the efforts of the Town's Pedestrian and Bicycling Access and Safety Working Group, which has been working for over a year to identify mechanisms for improving walkability, as well as pedestrian and bicycling safety in and around Kensington.

Support was also provided through letters of endorsement from County Councilmembers Alborno, Friedson, and Glass, MCDOT and Montgomery County Planning Board's Maryland-National Capital Park and Planning Commission, and the Maryland District 18 Delegation: Senator Waldstreicher and Delegates Carr, Shetty, and Solomon.

For more information, please contact Councilmember Nate Engle, Co-Chair of the Pedestrian and Bicycling Access and Safety Working Group ([nateengletok@gmail.com](mailto:nateengletok@gmail.com)).



# Kensington Historical Society



## COUNTRY ROADS I

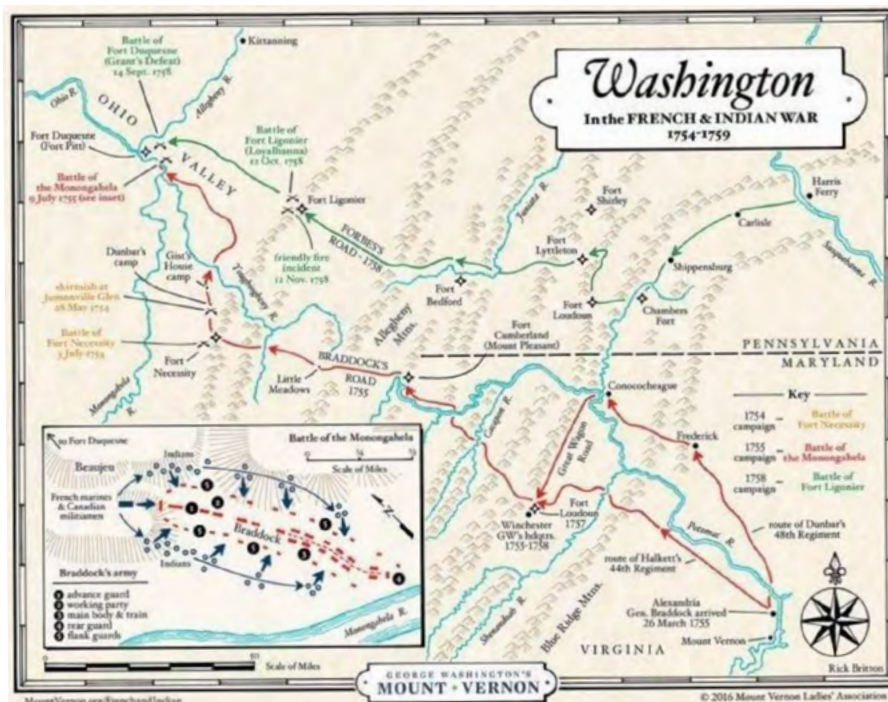
Kensington has had five fairly close encounters with major historic events. All involved armies passing close to Kensington on their way to major battles. The first was in the spring of 1754, in the second year of the French and Indian War. (The other four will be covered in separate articles.)

This war was known as the Seven Years War in Europe. The Seven Years War, which involved all the major European powers, was the first known world-wide conflict. In North America, to attack the French, British Major General Edward Braddock's army came marching up the Rockville Pike on its way to a disastrous defeat in Ohio.

At the time this was the largest British Army to have operated in America. It consisted of the 44th and 48th British infantry regiments, some 500 Virginia militiamen, British artillery and a wagon train. The 2,000 man army gathered in Alexandria. The 44th headed north through Virginia; the bulk of the army went by boat to Georgetown and then marched up Wisconsin Avenue and the Rockville Pike, heading north.

Accompanying Braddock in the Virginia militia was the newly promoted 23 year old Lt. Col. George Washington. High school history books don't feature it much, but Washington had started the war the year before by shooting a French officer who was approaching his party under a flag of truce. Washington said he hadn't seen the flag, but the French took umbrage anyway.

Washington redeemed himself when Braddock blundered into a French and Indian force near the Monongahela River. Braddock and most of the two British infantry regiments were killed, but Washington rallied the survivors and managed to withdraw successfully. It was one of the worst British defeats of the century, and military historians to this day cite Braddock's handling of his army as a textbook example of how not to fight a battle. (Braddock had tried to form his men into orderly ranks while the French and Indians were happily hidden behind trees, shooting the British who were standing shoulder to shoulder in the narrow road.)





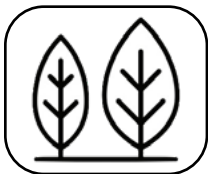
# Kensington Historical Society con't

In the 18th Century armies moved at a speed of about 2½ miles per hour, so it would have taken all day to move from Georgetown to Rockville, where they encamped that night. That assumes good weather and no baggage horses collapsing on the narrow road, which would hold up the column until the blockage was cleared.

About halfway to Rockville, Cedar Lane branched off from the Rockville Pike and meandered over to Kensington. Army quartermasters in those days routinely sent out foraging parties to look for food for the troops and fodder for the horses. They would buy or requisition supplies from farmers in both friendly and hostile territory. It would come as no surprise to learn that some foragers had gone up Cedar Lane as far as the farms around Kensington. Do we have any evidence that it happened? No. Do we have any evidence it didn't happen? No.

The next topic in this series is the Battle of Bladensburg in 1814 and the subsequent retreat to Rockville.

## Greenscape



The Greenscape Committee, one of the Town's five standing committees, provides recommendations to the Council regarding greenscape improvements to the Town's parks and public areas. The committee's future work plan includes creating a "Sense of Place" for Joseph Park and events recognizing Earth Day and Arbor Day in April, 2022.

Greenscape volunteers Alison Oppenheim (left) and Yvonne Gurney (right) working with Shorb Landscaping team leader, Marco Rosales to place new plants at Clum Kennedy Park. Future plans for the Town's official "Garden Park" include a climbing rock and replacing the stairs at the Frederick Avenue entrance so as to add a sitting wall to manage erosion.



Any town resident interested in becoming involved with the Greenscape Committee is welcome and should contact committee chair Jon Gerson ([jonagerson@yahoo.com](mailto:jonagerson@yahoo.com)).

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### CELEBRATING THE LIFE OF AL VEERHOFF

October 10, 1937- April 16, 2020

Saturday, November 20, 2021 at 11 A.M.

St. Columba's Church 4201 Albemarle St., NW Washington, DC 20016



# Bethesda Magazine OPED

## **Opinion: Increasing density through 'Thrive' could hamper the pursuit of homeownership**

### **Watch out for an incremental erosion of the single-family lot in Montgomery County**

By Darin Bartram

There has been a lot of coverage of the Montgomery County Planning Department's draft update to the county's General Plan, called Thrive Montgomery 2050.

Although there is certainly much to commend about the draft plan, one aspect is causing significant anxiety among present and aspirational homeowners in the county — the reconsideration of the assumptions underlying the zoning for the single-family house.

The draft plan cloaks its re-envisioning of the single-family home plan with language that appeals to the social justice movements. It points to past discriminatory practices such as redlining and restrictive covenants (both of which are completely illegal and unenforceable today) as the basis for its suggestion for revisiting.

Skeptics of this plan are rightly concerned that it could lead to increased density in the downcounty area but achieve none of the benefits.

Supporters of Thrive are quick to make two points. The first is that this is merely a blueprint and does not propose any zoning changes.

To this, the obvious response is that the blueprint is not some random, theoretical exercise. Rather, it will erect the guardrails for future zoning changes, and therefore we should pay attention to what parameters it sets up.

Second, Thrive supporters point out that they don't envision relaxing any of the dimensional zoning aspects of the single-family home lot — for example, yard setbacks, lot coverage, and overall height.

There is good reason to be skeptical of this claim.

In 2012, the town of Kensington, working together with the Montgomery County Planning Board and the County Council, finalized the Kensington Sector Plan, which provides a vision for the future of development in the town.

After protracted and hard-fought negotiations, the Sector Plan incorporated limits on height and density for commercial parcels to become mixed-use parcels.

Then, in 2018, the County Council enacted a Zoning Text Amendment (ZTA 18-06) that permitted a developer to exceed the height and density limits if they provided more than the minimum required affordable housing units.

We should not be surprised at a similar incremental erosion of the single-family lot in the county.

And, the effects, rather than being limited to a specific and planned area, will occur on a completely ad hoc basis. Some streets may see no increased building of multifamily housing, while other streets may see a disproportionate share relative to existing parking and infrastructure.

Another aspect of Thrive weighs on me — the likelihood that it will have a negative impact on what for many people is their dream, homeownership.

About two-thirds of Americans are homeowners — whether it is a stand-alone home, townhome, or condominium — and their home is often their single-largest investment. The effect of increasing density of housing on the single-family lot, without requiring an accompanying subdivision of lot ownership, ensures that additional units will be rentals, and this will very likely erode the affordability of homes.

A recently built Accessory Dwelling Unit (ADU) in my neighborhood illustrates the concerns I have that liberalizing the type of housing in the R-60 zone will have a negative impact on home ownership.

A house sold a few years ago for about \$800,000. The owners recently added a detached ADU in the rear

## Bethesda Magazine OPED con't

yard, and have now listed the house for sale at \$1.2 million.

Realizing that this pricing is lofty in any part of the county, the fact remains that the construction has transformed a house that was affordable to one class of buyers into a house that is affordable to a narrower subset of buyers. And, the ADU will not be affordable to any buyer because it will not be for sale separately from the main house.

Likewise, if a single-family home is removed and replaced by a duplex, triplex, or more units, these units would not be owned by two, three, or more families. There will instead be a single owner, who then rents the units to others.

We have already seen reports in the news that investment funds like BlackRock are snapping up real estate. Renters of those units will not build equity in their homes, and we have typically looked at home-ownership trends as a measure of whether a population is thriving.

I'm proud of the efforts of Kensington to add to the diversity of housing options available — both rentals and ownership.

On the rental side, we have approved an affordable senior apartment project, and an apartment building that will include more than the minimum required number of affordable apartment units.

On the ownership side, we have approved a small development of townhomes, and the transformation of a large historic home into about a dozen condo units.

The increased density of housing in the downcounty area should be done in a way that doesn't negatively affect home ownership.

In the town of Kensington, we have some authority to attempt to protect ourselves from the adverse impacts of Thrive Montgomery, and I intend to work to introduce some of these measures for consideration.

A far better approach — one that would benefit the entire county — would be to remove the features of Thrive Montgomery that will hurt the ability of residents to achieve their goal of homeownership.

Darin Bartram is a longtime resident of the town of Kensington and has served on the Town Council since 2013.

## Montgomery County Preparing New Attainable Housing Strategy

**Intent is to increase density in neighborhoods like Kensington**

By: Councilmember Conor D. Crimmins

Montgomery County's Planning Department has prepared a new strategy to address a projected housing shortage over the next 30 years. According to the County Planning Department, Montgomery County is expected to add over 200,000 new residents by 2050, but "the county is also mostly built out, with very little land available for new development to help us build enough housing fast enough to keep up with this growth."<sup>1</sup> The result, according to the Planning Department, is that existing communities and housing will become "more expensive, less diverse, and it will be difficult to attract and retain a skilled workforce."<sup>2</sup>

<sup>1</sup> Attainable Housing Strategies Initiative (AHSI) Website, Montgomery County Government, <https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/>

<sup>2</sup> AHSI Website





## Montgomery County Preparing New Attainable Housing Strategy con't

### **What is the Attainable Housing Strategy?**

In response to a County Council request to review and study the current and needed future housing for residents, the county's Planning Department created the Attainable Housing Strategy (AHS). The AHS' focus is to determine what housing options (type, size, tenure, cost) will be needed by county residents and to determine how to create and where to locate these housing units within the county to best serve the growing population. The focus of the AHS is to create "unsubsidized market housing that is appropriate and suitable for the households that live [in the county]." <sup>3</sup>

The county is also deeply in need of Affordable Housing, that which the Department of Housing and Urban Development (HUD) defines as "housing for which the occupant pays no more than 30% of gross wages for housing costs, including utilities" <sup>4</sup>. However, the county has put a focus on attainable housing based on the reality that the high cost of land within many parts of the county will lead to the generation of housing units that will not meet the HUD definition of affordable housing, however will be smaller in size and less expensive than surrounding types of housing thus making them more "attainable" to residents.

To achieve this strategy, the County Planning Board reviewed the current single-family zone standards, including usable area, size, setbacks, height, density, and parking requirements, as well as the process for development review and approval and is proposing several changes in order to "promote greater density for additional housing units that will result in more equitable, mixed-income neighborhoods." <sup>5</sup> In addition, the AHS will permit additional density and reduced parking requirements in what it defines as a "Priority Housing District (PHD)", all areas within a 1-mile, straight-line radius from a Metro station, a Bus Rapid Transit (BRT) corridor, the Purple Line, or a MARC station -- as well as within 500 feet of River Road, inside the Beltway, or 500 feet of the entirety of Connecticut Avenue within the county. Based on this definition, the entirety of the Town of Kensington is within the county's Priority Housing District.

The Town of Kensington currently has a mix of housing units including multi-level apartments, garden apartments, townhomes, and single-family homes. The Town's single-family homes are almost entirely zoned within the county's R-60 zone.

### **What is the potential impact of the AHS on Kensington?**

With Kensington being part of a Priority Housing District within the R-60 zone, the AHS would permit duplexes, triplexes, and quadplexes, by-right with reduced, or possibly eliminated off-street parking requirements -- before the addition of any Accessory Dwelling Units (ADU). In layperson terms, this means that, if passed, a property owner could build a primary house on any R-60 lot within the Town to the maximum possible size and density allowed by the County and set this house up as a 1-unit, 2-unit, 3-unit, or 4-unit home. In addition, the county may permit this without requiring that off-street parking be required and without any specific requirements toward stormwater management. In addition, the property owner would still be permitted to also build detached ADUs on the property in so far as there is remaining land available to do so. Much of how the AHS will be implemented, especially within a PHD, is set to be governed by a "Pattern Book" that will be drafted by the Planning Department. That Planning Book is not yet available for review; however it is expected to be part of the next Planning Board Work Session on AHS scheduled for November 4, 2021.

### **Has the Town taken a position on AHS?**

The Town has been engaged in the public meetings related to the Attainable Housing Strategy as well as to the rewrite of the county's General Plan, known as Thrive Montgomery 2050, since their inception. The Town,

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<sup>3</sup> AHSI Website

<sup>4</sup> Cranston-Gozalex National Affordable Housing Act, Department of Housing and Urban Development (HUD) Website, [HUD.gov/program\\_offices/administration/hudclips/acts/nah-act](https://www.hud.gov/program_offices/administration/hudclips/acts/nah-act)

<sup>5</sup> AHSI Website



## Montgomery County Preparing New Attainable Housing Strategy con't

as part of a Coalition of 23 county municipalities and civic associations, has submitted letters, comments, and questions to the county Planning Board about ASH. Additionally, both Mayor Furman and Councilmember Crimmins have participated in conversations with members of the Planning Board and Planning Department Staff to share their thoughts on the impact of ASH and Thrive on the Town of Kensington.

### When will ASH take effect?

The Planning Board has one additional Work Session on ASH scheduled for November 4, 2021 (The Around Town Journal went to print on November 1st, this meeting may have already occurred by the time you read this). If all topics are completed and all questions from the Planning Board satisfied, it is expected that the Planning Board and Staff will draft a Zoning Text Amendment (ZTA) for the County Council to review for implementing the proposed changes to support the AHS. The County Council will hold a public hearing on any ZTA they consider to hear testimony from county residents. This timeline will be determined based on when the County Council takes up a ZTA on AHS for review. As a reminder, this ZTA is not yet drafted, but could be introduced as early as late November or early December 2021.

We encourage all Town residents to be engaged with the policies and strategies being proposed by the County Council and invite you to attend/review (virtually, online) the Planning Board's November 4, 2021, Work Session on the Attainable Housing Strategy as well as any County Council public hearing scheduled to review a future Zoning Text Amendment related to AHS or Thrive.

Planning Board open meetings and work sessions are open to the public. Meeting agendas and staff reports for Planning Board meetings are available at <https://montgomeryplanningboard.org/meetings/>. Additionally, this website provides information on how to sign up to testify or to watch live or recorded meetings.

Montgomery County Council open meetings and public hearings are open to the public. Council sessions, Committee agendas, and Worksession agendas and staff reports are available at [Montgomerycountymd.gov/COUNCIL/OnDemand/index.html](https://montgomerycountymd.gov/COUNCIL/OnDemand/index.html).

Additionally, if you have any questions about the Attainable Housing Strategy or its potential impact on the Town of Kensington, please feel free to contact Mayor Tracey Furman or Councilmember Conor Crimmins.

## KTown Ladies



It was a busy September for the KTown Ladies, as we hosted a Sip 'n Shop at KTown boutique SW7, co-sponsored Opera in the Circle with the Friends of Warner Circle, and co-sponsored Kensington's annual Trash to Treasure event with Kyle Richards. In October, KTL hosted a mixology event at The Dish and Dram, where we learned to make fun cocktails that the restaurant paired with delicious small plates.

In November, the KTown Ladies held a special "Give Thanks" event, in honor of the upcoming Thanksgiving holiday, at a neighborhood home. The event featured businesses and individuals that hosted KTL events in recent years to thank them for their special contributions to KTL and our community.

**NOVEMBER JOURNAL ART** - In her painting "Kensington of Yesteryear," artist Lily Kak imagined a steam locomotive train thundering into the Kensington train station. Interested art lovers may contact the artist at [lilypkak@gmail.com](mailto:lilypkak@gmail.com) or view her art at [LilyKakArt.com](http://LilyKakArt.com). This painting is available for sale through December 4, 2021, at the McBride Gallery in Annapolis, Maryland.



# Kensington Racial Justice



## Back-to-School Block Party Draws Upbeat Crowd

On August 29, Kensington neighbors celebrated their first annual Community Block Party and Back-to-School Celebration. Drawing nearly 400 area residents, the party took place on the lawn of Kensington House and featured music by a local DJ, food by local vendors Dalia's Falafel and Flipside Gastro to Go, ices by Cool Caribbean Ting, and ice cream by Ajay Jalloh.

## BLOCK PARTY



Left: Partygoers examine swag at one of the booths. Middle: Two young neighbors enjoy a sack race organized by local students. Right: Sporting specially designed "Kensington" shirts for the party, pictured from left to right are Janet Abreu, Sergio Abreu, Sky Abreu, Ambre Abreu, Barbara Jawara, Foday Jawara, and Frank Green. Photo credits: Barrie Carr.

"The Kensington back-to-school block party was a great success," said co-organizer Barbara Smith Jawara of Kensington House. "The residents enjoyed every moment and can't wait until next year for the next one."

"The party was about bringing neighbors together," said co-organizer Ann Lichter. "As we climb out of this pandemic, we wanted as a community to make new connections as well as renew the old."

The party was sponsored by the Town of Kensington in partnership with Kensington CAN! and the Kensington Racial Justice Committee (RJC), a group organized in 2020 to address systemic racism locally, celebrate diversity, and build a more inclusive community.

The RJC just launched a history project to tell a fuller story of greater Kensington. The history group aims to interview people with firsthand knowledge about school desegregation in Kensington and other civil rights work. If you or someone you know lived in the Kensington community in the 1950s and 1960s and would like to share your experience, the project wants to hear from you! Please contact [kensingtonracialjustice@gmail.com](mailto:kensingtonracialjustice@gmail.com) to get involved.

The history project also seeks historians, researchers, students, and volunteers to assist with the following types of tasks: (a) reviewing historical records, including local newspapers from the 1950s and '60s; (b) building a timeline of significant local events in the 1950s and '60s, relying in part on information that has already been documented by local historians; (c) planning, conducting, and filming oral history interviews; and (d) organizing and digitizing historical records. Students: SSL credits are available!



# Upcoming Events



KENSINGTON

## DOG PARADE

Saturday, November 13, 2021  
10-11:30am

Meet at Flinn Park • Parade through Antique Row to Warner Circle

## The Nighthawks THANKSGIVING Town Dance

Wed, Nov 24, 2021 | 7-11pm  
Kensington Town Hall

UNDER THE DISTINGUISHED PATRONAGE OF JULIET, LADY KENSINGTON

The  
BRITISH PLAYERS  
Presents

## THE WIZARD OF OZ

a British Pantomime

Dec. 3, 2021 - Jan. 8, 2022

Kensington's Annual

## MENORAH LIGHTING

SUNDAY, NOVEMBER 28, 2021 ★ 5 PM | TOWN HALL  
MUSIC ★ TREATS

## Town of Kensington Christmas TREE LIGHTING

Sunday, Dec 5 • 5:30pm  
Town Hall

## Carolling

around  
the fountain  
AT FLINN PARK

Thursday  
Dec. 23  
7 - 8 pm

Visit [TOK.md.gov/Events](https://TOK.md.gov/Events) for event details



# Kensington Around Town

## Nov/Dec 2021



3710 Mitchell Street    Office: 301.949.2424  
Kensington, MD 20895    [TOK.md.gov](http://TOK.md.gov)

To:

Paid Advertisement

# CHRISTMAS WITH YOUR NEIGHBORS

Christmas Eve services  
5:00 PM & 10:30 PM  
in-person & livestream

Journeying Together Since 1885  
[stpaulsk.org](http://stpaulsk.org)  
10401 Armory Ave, Kensington, MD 20895

ST PAUL'S  
UNITED  
METHODIST  
CHURCH

